Brentwood Planning Board Minutes September 15, 2016

Members Present: Bruce Stevens, Chair Kevin Johnston, Vice Chairman

Mark Kennedy Steve Hamilton

Matt Bergeron Lorraine Wells, Alternate

Glenn Greenwood, Circuit Rider Planner

Minutes - Mail - Board Business

Motion made by Hamilton, 2nd by Johnston to approve the September 1 minutes: the motion carried with Hamilton abstaining as he was not present.

The Board is in receipt of a request from Eric Lambert for a 120-day extension to his conditional approval.

Motion made by Kennedy, 2nd by Hamilton to grant the request: all were in favor.

Wells arrived at this time.

Motion made by Hamilton, 2nd by Bergeron to give Wells voting rights: all were in favor.

Greenwood said that he got a call regarding the space where Brentwood Machine was located (also Consign to Sell), asking if that space can be used to warehouse motorcycles over the winter months, that there was small engine repair at the site previously. He said woodworking equipment, etc, repair is very different than storage of motorcycles, and sees this as a change of use that requires site plan review. Hamilton questioned the weight of all that type of storage, and the gasoline that would be in the vehicles. Kennedy said there was heavy duty equipment there when Brentwood Machine was there, and does not see much difference between this and the storage of motorcycles, as long as the gas was drained. Stevens asked how the FD would look at this change.

Motion made by Hamilton, 2nd by Wells that this is a change of use, and would require site plan review: the motion carried with Kennedy voting no. The Board recommend they contact the FD about this use, if they wish to pursue it.

As requested at the Boards last meeting, Greenwood reviewed the file referenced by tax map 208.032. The PB had received a letter from the DMV, asking if Nextcar can hold a wholesale dealer license at this site. He said that several years ago, the owner was notified that the site was not compliant, and were asked to meet with the PB. The owners indicated they had hired a surveyor and would be contacting the PB, but that never happened. Stevens said they have sold cars at this site since the 1940's, but the uses have expanded over the years without site plan approval.

Motion made by Stevens, 2nd by Wells to deny the use request by Nextcar: all were in favor.

Kennedy asked if the site was permitted for an automotive junkyard; this will be researched, and any violation will be forwarded to the Selectmen.

There are new state laws that pertain to Accessory Housing and the definition of Farming, etc. Greenwood and St. Hilaire will compare to the town ordinances for compliance with the state for discussion at the next PB meeting.

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Greenwood said he met with a representative from Quikrete who wants to pave 39,382 sq ft of their existing site. Members agree to ask Quikrete to provide \$1,500 in escrow funds, and have the town engineer do a site assessment as to whether or not this would require a site plan review. Greenwood will contact Quikrete.

Johnston said he would like the Board to consider repealing the Senior Housing Ordinance, saying the density allows them to be too close together, and the original intent of the ordinance was to provide affordable living for our resident Senior population, which members feel is not being accomplished. St. Hilaire will compare with surrounding towns ordinances.

Motion made by Hamilton, 2nd by Bergeron to adjourn at 8:05: all were in favor.

Respectfully submitted,

Kathy St. Hilaire Administrative Assistant, Planning Board